

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: R 15-15

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: 1/20/2015

Re: James Estate Subdivision - Preliminary Plat (Case #15-39)

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

Supporting documentation includes: Summary of Board/Commission Reports (includes maps and preliminary plat), Excerpts from Minutes

Executive Summary

Approval of this request will result in the adoption of a one-lot preliminary plat on A-1 (Agricultural District) zoned land, to be known as "James Estate Subdivision". The 11.96-acre subject site is located on the north side of Barberrry Avenue approximately 150 feet west of Hibiscus Drive.

Discussion

The applicant is requesting approval of a one-lot preliminary plat containing 11.96 acres for the purposes of being able to establish a "legal lot". The site requires the extension of public sanitary sewer. As a result, the approval of a preliminary plat is required prior to approval of a final plat. The site is zoned A-1 and is improved with three accessory structures.

The proposed lot configuration is consistent with the definition of a tier lot as found in Section 25-53(d) of the subdivision regulations and has access onto Barberrry Avenue. The preliminary plat indicates that additional right of way will be dedicated at the time of final platting to provide the necessary half-width required for Barberrry Avenue.

The major roadway plan (MRP) indicates that a future major collector street is conceptually planned to travel through the northwest corner of the subject property. The roadway would connect N Stadium Boulevard with Gibbs Road; however, this roadway is not identified in the City's Capital Improvement Program(CIP) at this time and the construction of the roadway would most likely depend on the future development of the affected properties along the proposed corridor.

At its meeting on January 8, 2015, the Planning and Zoning Commission voted unanimously (8-0) to recommend approval of the preliminary plat. There were no questions from the Commission, and no one from the public spoke during the meeting.

A copy of the Planning and Zoning Commission staff report (including maps and a reduced copy of the preliminary plat) and excerpts of the meeting's minutes are attached.

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Fiscal Impact

Short-Term Impact: Limited short-term impact. The site must be final platted prior to any future construction or development on the site. Prior to future development sanitary sewer must be extended to the site, which would be the responsibility of the property owner.

Long-Term Impact: Limited long-term impact would include infrastructure maintenance and public safety services. Such increased costs would be offset by increased property taxes and user fees.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Transportation

Strategic Plan Impact: Infrastructure

Comprehensive Plan Impact: Livable & Sustainable Communities

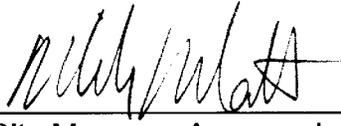
Suggested Council Action

Approval of the preliminary plat for "James Estate Subdivision".

Legislative History

Res #337-69 (10/10/69): Approved annexation and zoning to A-1


Department Approved


City Manager Approved

A RESOLUTION

approving the Preliminary Plat of James Estate Subdivision.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby approves the Preliminary Plat of James Estate Subdivision, as certified and signed by the surveyor on December 29, 2014, a subdivision located on the north side of Barberry Avenue, approximately 150 feet west of Hibiscus Drive, containing approximately 11.96 acres, and hereby confers upon the subdivider the following rights for a period of seven years from the date of this approval:

- A. The terms and conditions under which the Preliminary Plat was given will not be changed.
- B. The subdivider may submit on or before the expiration date the whole or any part of the subdivision for final approval.
- C. The time for filing the final plat may be extended by the Council for a specified period on such terms and conditions as the Council may approve.

SECTION 2. Prior to approval of the Final Plat of this Subdivision, the subdivider shall have completed the improvements required by the Subdivision Regulations, or in lieu of completion of the work and installations referred to, present security to the City Council with surety and conditions satisfactory and acceptable to the City Council, providing for and securing the actual construction and installation of the improvements and utilities; or put the City Council in an assured position to do the work, obligating the developer to install the improvements indicated on the plat, provided that no occupancy permit will be issued to any person for occupancy of any structure on any street that is not completed in front of the property involved, or the utilities have not been installed to the satisfaction of the City.

ADOPTED this _____ day of _____, 2015.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

City of Columbia

701 East Broadway, Columbia, Missouri 65201



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Summary of Board/Commission Reports (includes maps and preliminary plat),
Excerpts from Minutes

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
January 8, 2015**

SUMMARY

A request by Engineering Surveys and Services (applicant) on behalf of JCO Specialties, LLC (owner) for approval of a one-lot preliminary plat on A-1 (Agricultural District) zoned land, to be known as "James Estate Subdivision". The 11.96-acre subject site is located on the north side of Barberrry Avenue approximately 150 feet west of Hibiscus Drive. (**Case #15-39**)

DISCUSSION

The applicant is requesting approval of a preliminary plat for a one-lot subdivision that includes property not previously subdivided. The 11.96-acre site is zoned A-1 and is improved with three accessory structures.

The applicant is proposing to plat a single lot that will have access onto Barberrry Avenue. The lot configuration is consistent with the definition of a tier lot as found in Section 25-53(d) of the subdivision regulations. The southern portion of the lot, which is the narrow portion that connects to the right of way, is considered the stem, with the remaining lot considered to be the buildable area. A 25-foot setback is shown along all boundary lines of the buildable area, consistent with A-1 requirements. In addition, the preliminary plat indicates the future dedication of right of way at the time of final platting in order to provide the necessary half-width that is required for Barberrry Avenue, which is identified on the major roadway plan as a neighborhood collector street.

The major roadway plan (MRP) also indicates that a future major collector street is conceptually planned to travel through the northwest corner of the subject property. The roadway would connect N Stadium Boulevard with Gibbs Road; however, this roadway is not identified in the MRP at this time and the construction of the roadway would most likely depend on the future development of the affected properties along the proposed corridor.

Staff notes that the site requires the extension of the public sanitary sewer to the property. As a result, the approval of a preliminary plat for the site is required prior to approval of a final plat. The sanitary sewer extension is shown conceptually on the preliminary plat, but at the time of final platting, full civil drawings will be required to be submitted.

The plat has been reviewed by all applicable staff and has been found to meet all technical requirements within the subdivision regulations and zoning ordinance.

RECOMMENDATION

Approval of the preliminary plat for "James Estate Subdivision".

SUPPORTING DOCUMENTS

Attachments

- Aerial, topographic, and utility maps
- "James Estate Subdivision" preliminary plat

HISTORY

Annexation date	1969
Zoning District	A-1 (Agricultural District)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Not a legal lot

SITE CHARACTERISTICS

Area (acres)	11.96 acres
Topography	Slopes from west to east, with increased slope in SE
Vegetation/Landscaping	Majority of site covered with trees, brush
Watershed/Drainage	Perche Creek
Existing structures	Three accessory structures (sheds)

UTILITIES & SERVICES

Sanitary Sewer	All City services are available to the site.
Water	
Fire Protection	
Electric	

ACCESS

Barberry Avenue	
Location	South side of subdivision
Major Roadway Plan	Neighborhood Collector (unimproved & City-maintained). Requires 60-foot total ROW; additional right of way dedication required at final platting for 30-foot half-width.
CIP projects	Improvements between Hibiscus Dr-Mayberry Dr listed as 6-10 year project

PARKS & RECREATION

Neighborhood Parks	Within ½ mile radius of Barberry Park.
Trails Plan	No trails planned adjacent to site.
Bicycle/Pedestrian Plan	Future major collector NW of property recommended as a "Complete Street".

Report prepared by Clint Smith

Approved by Patrick Zenner



15-39: James Estate Subdivision Preliminary Plat



City of Columbia Zoning



Boone County Zoning



Columbia City Limit



100-Year Flood Plain



Parcels



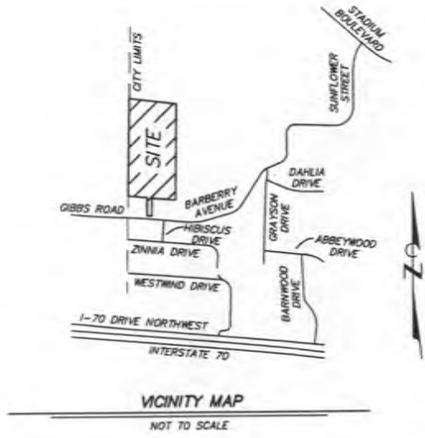
15-39: James Estate Subdivision Preliminary Plat



- City Sanitary Structure
- City Sanitary Line
- Private Sanitary Structure
- Private Sanitary Line
- Columbia City Limit
- Building Footprint

Parcels





OWNER & DEVELOPER

JCO SPECIALTIES LLC
2700 LIMERICK LANE
COLUMBIA, MO 65203

FLOOD PLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29019C02600, DATED MARCH 17, 2011.

STREAM BUFFER NOTE

THIS LOT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

ZONING NOTE

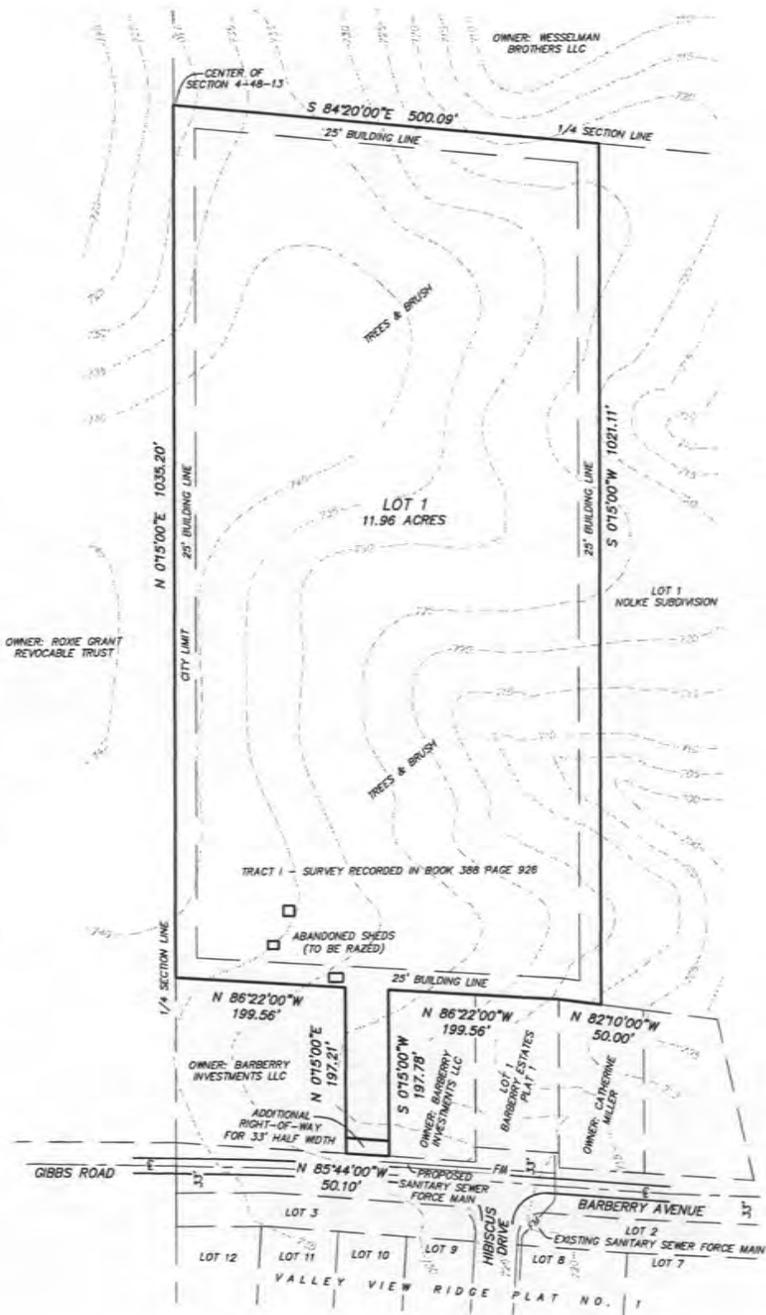
SUBJECT PROPERTY AND THE ADJACENT PROPERTIES TO THE NORTH, EAST, & SOUTH, ALL LOCATED WITHIN THE CITY LIMITS OF COLUMBIA, ARE ZONED A-1 (AGRICULTURAL DISTRICT). THE ADJACENT PROPERTY TO THE WEST, LOCATED IN BOONE COUNTY, IS ZONED R-S (SINGLE FAMILY RESIDENTIAL).

NOTES:

1. CONTOURS SHOWN ARE BASED ON BOONE COUNTY AERIAL TOPOGRAPHIC SURVEY.
2. WATER AND ELECTRIC ARE LOCATED ALONG THE SOUTH SIDE OF BARBERRY AVENUE.

APPROVED BY THE PLANNING AND ZONING COMMISSION,
COLUMBIA, MISSOURI, ON JANUARY 8, 2015.

DR. RAMAN PURI, CHAIRPERSON



Engineering Surveys and Services
Consulting Engineers, Scientists and Land Surveyors
Analytical and Material Laboratories
1111 Ivy Street, Columbia, Missouri 65201
313-449-2646 - www.ES&S-inc.com
Other Offices:
Jefferson City, Missouri - Sedalia, Missouri
Missouri Land Surveying Corporation # 200404672

PRELIMINARY PLAT
JAMES ESTATE
SUBDIVISION
COLUMBIA, BOONE COUNTY, MISSOURI



TIMOTHY J. REED
PROFESSIONAL LAND SURVEYOR
LS-2089

THIS DOCUMENT HAS INTENDED TO BE DIGITALLY SIGNED. IF SIGNATURE AND VALIDATION ARE NOT PRESENT THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

Date
DECEMBER 29, 2014

Revised

Surveyed: -- Drawn: RTM

PRELIMINARY PLAT

Sheet
VI.01
1 of 1

ES&S PROJECT NO. 12835

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
JANUARY 8, 2015

Case No. 15-39

A request by Engineering Surveys and Services (applicant) on behalf of JCO Specialties, LLC (owner) for approval of a one-lot preliminary plat on A-1 (Agricultural District) zoned land, to be known as “James Estate Subdivision”. The 11.96-acre subject site is located on the north side of Barberry Avenue approximately 150 feet west of Hibiscus Drive.

DR. PURI: May we have the staff report, please.

Staff report was given by Mr. Clint Smith of the Planning and Development Department.

Staff recommends approval of the one-lot preliminary plat.

DR. PURI: Commissioners, any questions of Staff? Seeing none. Do we have a motion?

MS. RUSSELL: I'll make a motion. I'll move that Case 15-39, James Estates Subdivision preliminary plat be approved.

DR. PURI: Ms. Russell made the motion.

MR. STANTON: Second.

DR. PURI: Mr. Stanton, second. May we have roll call, please.

MR. STRODTMAN: Yes, Mr. Chair.

Roll Call Vote (Voting “yes” is to recommend approval.) Voting Yes: Mr. Tillotson, Ms. Russell, Ms. Burns, Ms. Loe, Dr. Puri, Mr. Reichlin, Mr. Stanton, Mr. Strodtman. Motion carries 8-0.

MR. STRODTMAN: Planning and Zoning's recommendation for approval will be forwarded.

DR. PURI: All right.